

DESCRIPTION OF PART OF THE JOHN K. BERGEN LANDS, SEVENTH DISTRICT, KENT COUNTY, MD.

Beginning for the same at a concrete monument on the southwest side of a 50' right-of-way leading from Learman Road to the lands of John A. Harris, IV and others, said point being the southwest corner of the herein described lands and the northwest corner of the Harris lands and on the line of the lands of David Ingersoll; and running, thence, by and with said Ingersoll lands N 19 31 50 W - 27.49' to a concrete monument and a new division line between the herein described lands and other lands of Bergen; thence, by and with said new division line N 19 31 50 W - 72.51' to an iron pipe, N 72 02 40 E 1454.45' to an iron pipe, and N 72 02 40 E - 50' more or less to the mean high waters of the Chester River; thence, by and with the mean high waters of the Chester River S 25 10 20 E 428.54' to the aforementioned lands of John A. Harris, IV; thence, by and with said Harris lands the seven following courses and distances: (1) N 88 42 W - 260' more or less, (2) S 64 54 W - 215.70', (3) S 53 15 W - 238.20', (4) S 68 21 W - 297.10', (5) N 18 50 W - 71.15' to a concrete monument, (6) N 18 50 W - 183.35' to a concrete monument, and (7) S 82 44 20 W - 580.26' to the place of beginning. Containing in all 10.845 acres of land, more or less

Together with a 50' right-of-way over the remaining lands of John K. Bergen to Learman Road

Subject to a 50' right-of-way running, parallel to, adjacent to, and northeast of the first two lines of this description (N 19 31 50 W - 27.49' and N 19 31 50 W - 72.51').

May 17, 1990.

William R. Nuttle.

COPY

WILLIAM R. NUTTLE
Registered Surveyor
CHESTERTOWN, MD. 21620

March 22, 1990.

Dear Mr. Bergen:

Enclosed is a preliminary plat of the land in Quaker Neck that you wanted surveyed. I located the stake and the monument near the river, but I did not remember the distance that you wanted to hold. I still have some shoreline to locate, but this gives a pretty good idea of the acreage involved. Let me know what changes that you want made, and I will take it from there.

Sincerely yours,

DESCRIPTION OF PART OF THE JOHN K. BERGEN LANDS,
SEVENTH DISTRICT, KENT COUNTY, MD.

Beginning for the same at a point on the mean high waters of the Chester River, said point being the southeast corner of the herein described lands and the northeast corner of the lands of Lynda Ann Wheatley; and running, thence, by and with said Wheatley lands S 72 02 40 W - 50' more or less to an iron pipe and S 72 02 40 W - 1454.45' to an iron pipe on the west side of a 50' wide right-of-way running through the lands of Wheatley to the lands of John A. Harris, IV; thence, by and with the west side of said right-of-way, which is a new division line between the herein described lands and other lands of Bergen, N 17 21 W - 653.83' to an iron pipe and the lands of Ellice McDonald, Jr.; thence, by and with said McDonald lands N 72 04 20 E - 50.02' to a concrete monument, N 70 52 20 E - 1200.38' to a concrete monument, and N 70 52 20 E - 75' more or less to the mean high waters of the Chester River; thence, by and with the mean high waters of said river the four following courses and distances: (1) S 27 37 20 E - 234.48', (2) S 74 40 10 E - 43.08', (3) S 37 19 50 E - 177.44', and (4) S 26 22 50 E - 260.49' to the place of beginning. Containing in all 21.768 acres of land, more or less.

Together with a 50' right-of-way running from the northwest corner of the herein described lands in a southwesterly direction parallel to the division line between McDonald and other lands of Bergen to Learman Road, said right-of-way running partially over the lands of McDonald and partially over the lands of Bergen.

Subject to a 50' wide right-of-way running east of, parallel to, and adjacent to the third line (N 17 21 W - 653.83') of the above description.

October 16, 1997.

William R. Nuttle.

September 11, 1997.

Mrs. Gail Owings
Director of Planning
Court House
Chestertown, Md.

Dear Mrs. Owings:

This letter is to supplement my letter dated July 18 and to attempt to answer points raised in the TAC meeting of August 21.

There are five properties that can use the private road, the two parcels of the subdivision, Wheatley, Harris, and MacDonald.

The location of the "blue line stream and buffer" is really reaching for it. According to the soils map the tip of an intermittent stream might touch a part of Parcel 2. Since I did not survey Parcel 2, it was drawn in from the survey by Metcalfe, I am not familiar with it. It seems to me that ignoring the possibility of it would not adversely affect the environment. Any future development of that area would require a survey and the location of the stream at that time.

I cannot imagine the reason for locating the well and septic area on Parcel 1. The new line of division is over 1200' from the buildings. I am adding them under protest.

Surely you did not expect me to write to you without griping about some thing. I have picked up the forms from Mrs. Gsell and will have the owners sign them.

Sincerely yours,

Forest Conservation Plan
John K. Bergen Subdivision

This subdivision divides a 65-acre tract into a 22-acre parcel on the Chester River and a 43-acre parcel inland. The river parcel has a house and outbuildings, lawn, and some small patches of woods, but the major part is being tilled. This will not change. The remaining parcel is tilled land and woods. There are approximately 18.0 acres of woods, 27.6% of the total of the two parcels. This, too, will remain unchanged.

September 11, 1997.

William R. Nuttle.

July 24, 1997.

Mrs. Gail Owings
Director of Planning
Court House
Chestertown, Md.

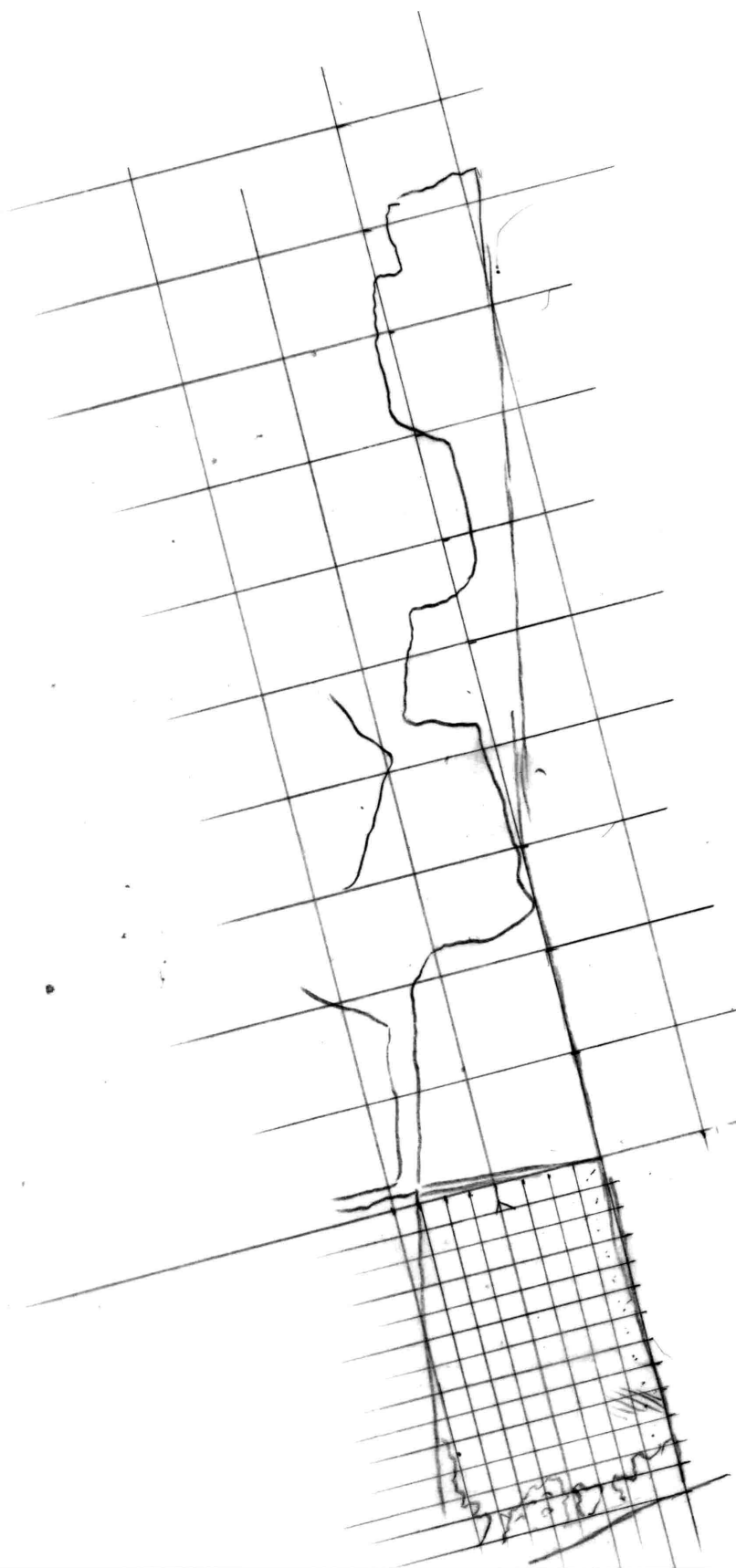
Dear Mrs. Owings:

John K. Bergen owned property in Quaker Neck, consisting of two parcels not contiguous. The descriptions are from a survey by Metcalfe in 1957. In 1990 a 10-acre tract was cut off and conveyed to Lynda Wheatly. This is the only conveyance out of this property since 1969. The proposed subdivision will make the third lot in the original Parcel 2.

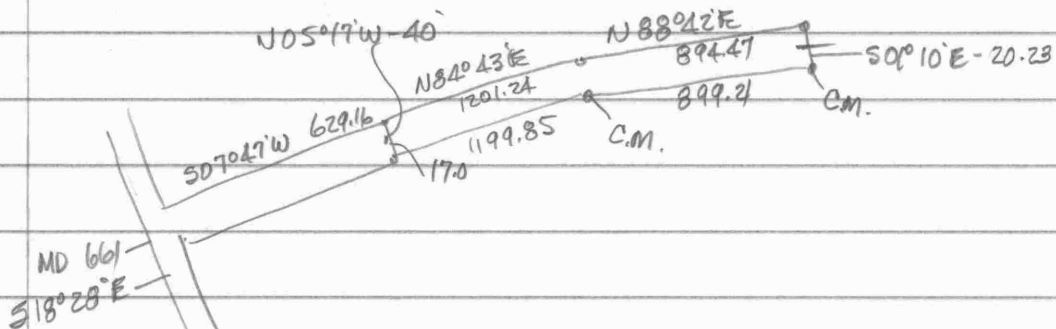
This subdivision is 65.17 acres of which there is a scaled wooded acreage of 18.0 acres. This works out to be 27.6 % woods.

The present owner is a son, John K. Bergen, Jr.

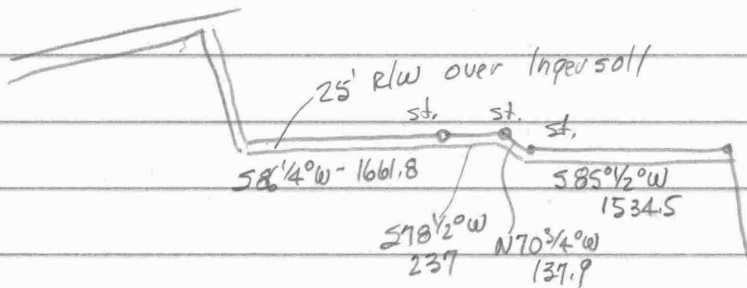
Sincerely yours,



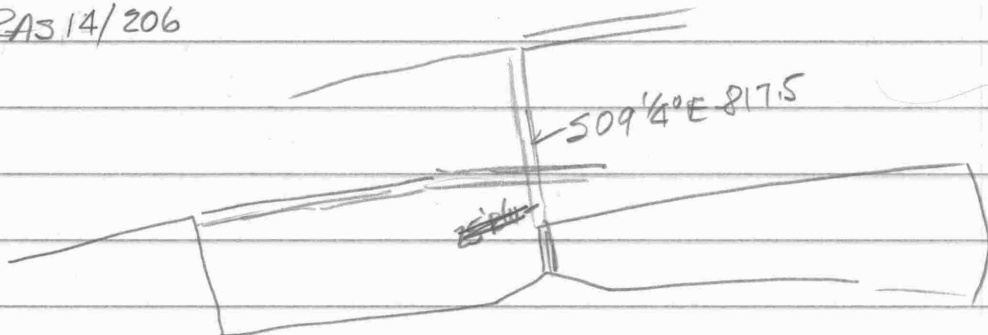
WHG 40/366A - Road conveyed to Co. Comm.

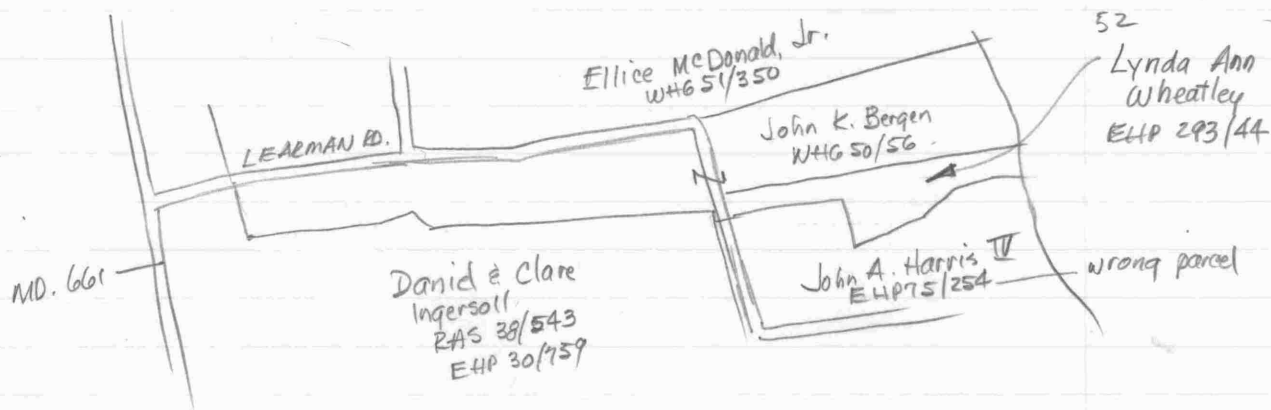


JTD 23/580



RAS 14/206





Bergen WHG 50/56 - two parcels 32.702 & 76.042 acres - survey by Metcalfe

McDonald - WHG 51/350
 --- w/s side rd. N 87° 50' E - 351.40
 N 77° 56' E - 1350.70 to C.M.
 on E side rd to Melton Pt.
 --- N 76° 46' E - 1237.20 to C.M.
 " 45'± to MHW
 u/s N 10° 36' W - 821.50

Ingersoll - RAS 38/543
 --- w/Haddaway - S 85° 30' W - 1534.5
 N 70° 45' W - 137.9
 S 78° 30' W - 237
 S 86° 15' W - 1661.8 ---

Harris - EHP 22/847 - to East Neck Farm, Inc.
 S & E
 -- to a point in E stream that drains marsh
 w/E marsh S 69° 12' W - 215.70
 " S 57° 33' W - 238.20
 " S 72° 39' W - 297.10
 " N 14° 32' W - 254.50 to C.M. (C.M. on far ground 71.00 from begin)
 S 87° W - 580.40 to "
 N 16° 22' W - 28.60 to begin

Begin. - N 87° 00' E - 1026.20 ?

Together with 18' right-of-way etc

254
 71

 183.50

Bergen - WHO 50/56

--- w/ line N $29^{\circ}43'W$ - 1124.50 to top line

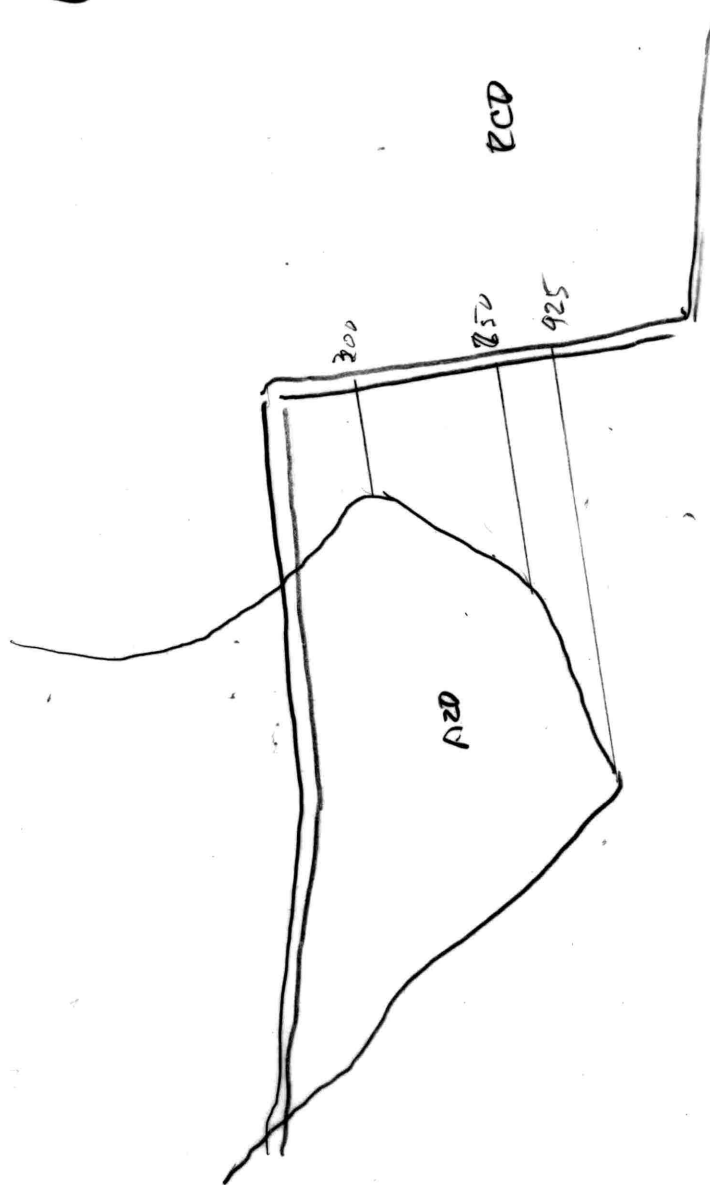
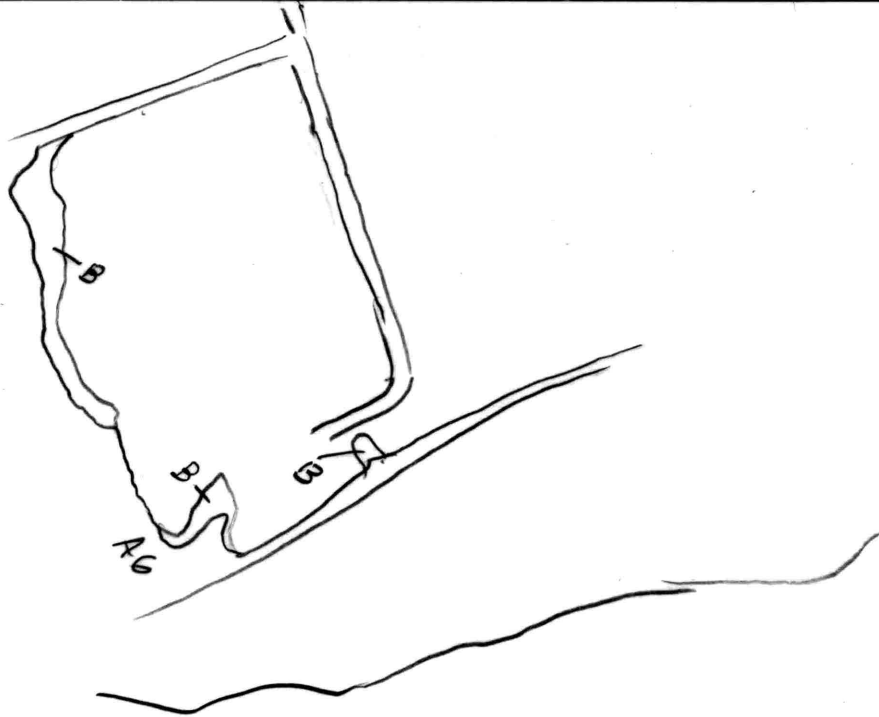
w/s S $70^{\circ}59'W$ - 1281.60

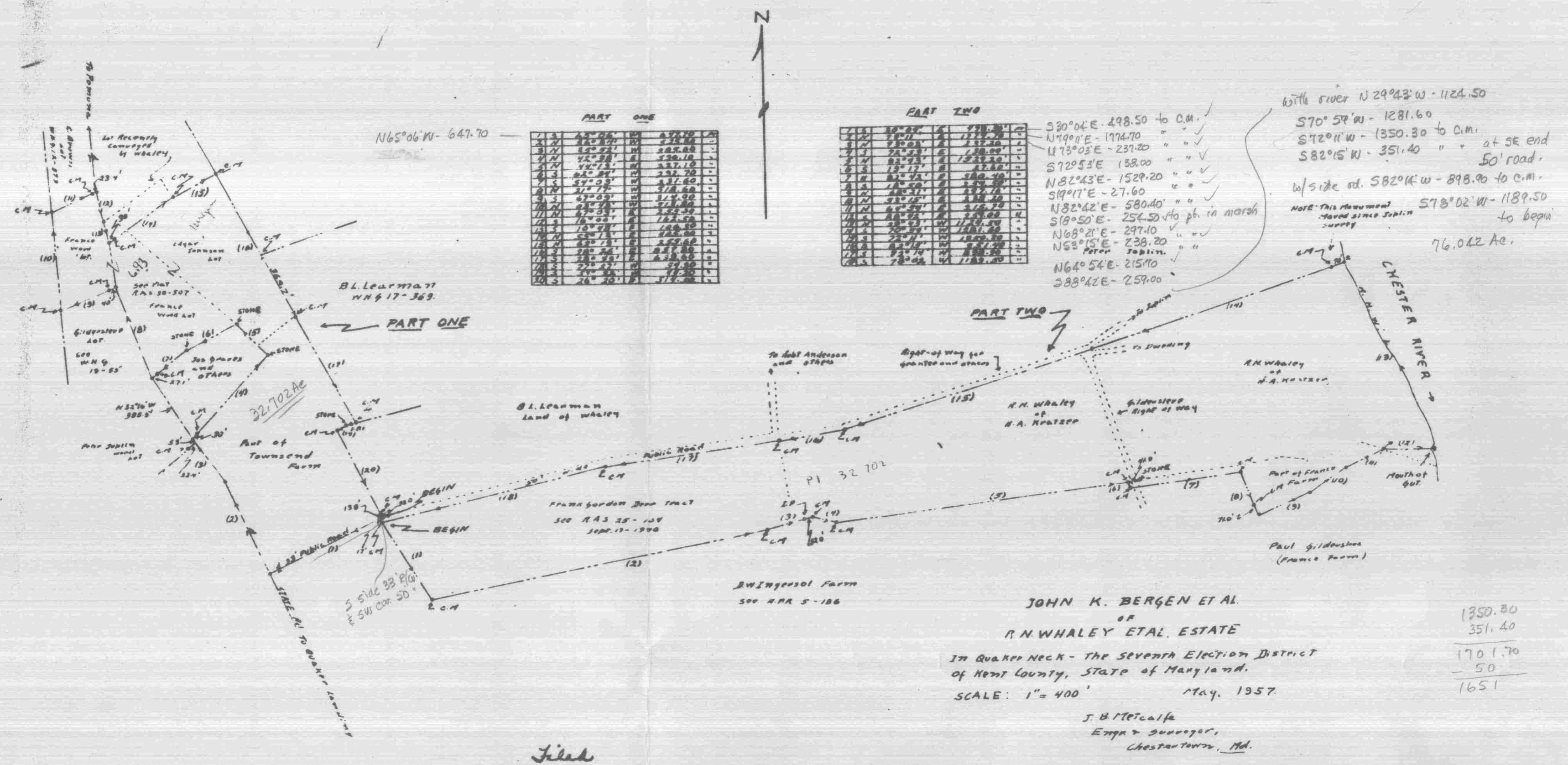
S $72^{\circ}11'W$ - 1350.30 to C.M.

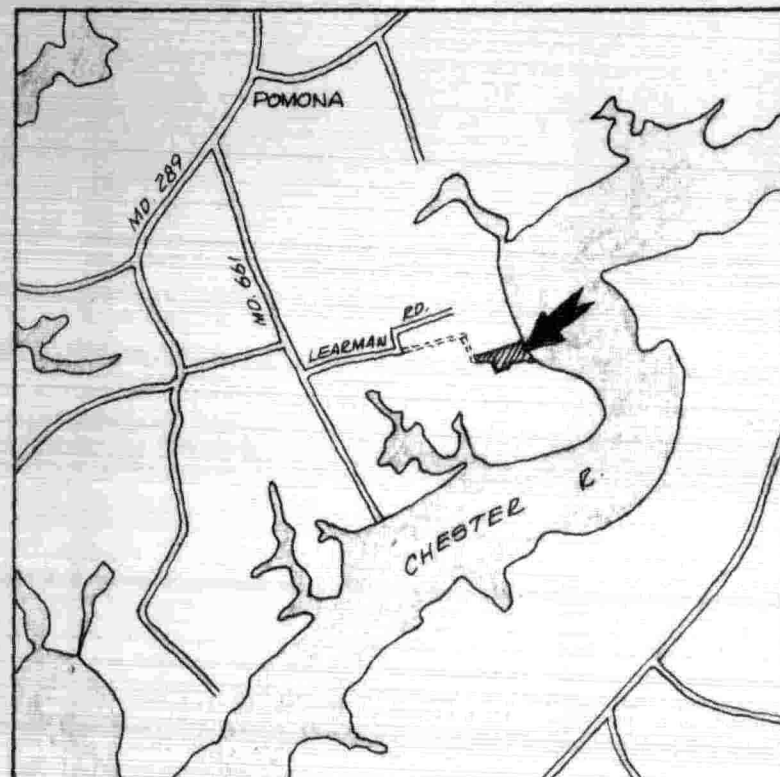
S $82^{\circ}15'W$ - 351.40 to C.M. at SE end of 50' pub rd.

w/s line of same S $82^{\circ}14'W$ - 898.90 to C.M.

S $78^{\circ}02'W$ - 1189.50 to begin (C.M. on S side 33' rd.)







ELLICE McDONALD, JR.
WHG 51/350

CHESTER RIVER

REMAINING LANDS OF BERGEN

Existing Right-of-Way
to Learman Road

50'

N 19° 31' 50" W 100.00'

I.P.

C.M.

C.M.

Quonset hut

trailer

S 82° 44' 20" W

580.25'

C.M.

C.M.

C.M.

N 18° 50' W

254.50'

183.35'

297.10'

S 68° 21' W

297.10'

S 53° 15' W

238.20'

S 64° 54' W

215.70'

N 88° 42' W

260.0'

1504.45'

1454.45'

N 72° 02' 40" E

1504.45'

50'

I.P.

10.845 Ac±

CRITICAL AREA LINE

Edge of marsh

DAVID & CLARE INGERSOLL
RAS 38/543

Note: This tract is approved for
agricultural use only.

APPROVED BY:
Kent County Director of Planning

Kent County Health Officer



JOHN A. HARRIS IV
EHP 22/847

MINOR SUBDIVISION PLAT
JOHN K. BERGEN LANDS
7TH DISTRICT, KENT COUNTY, MD.

Scale 1"=100' May 1990.

William R. Nuttle, Reg. Surveyor
Chestertown, Md.

I.P. = iron pipe
C.M. = concrete monument

* Note: The width of the right-of-way over the McDonald lands is not known. This plat establishes an additional 50' wide right-of-way over Parcel 2 from Learman Rd. to Parcel 1 to add to the existing one.

ELUCE McDONALD, JR.

PARCEL 1

LYNDA ANN WHEATLEY

JOHN A. HARRIS, IV

LEARMAN ROAD (40')

PARCEL 2

Right-of-way shown on Plat EAS 14/206

CRITICAL AREA LINE

Scale 1"=400'

DANIEL INGERSOLL

25' right-of-way over Ingersoll show on plat JTD 23/530

1275.38±

75±

S 27° 37' 20" E 234.48'

S 74° 40' 10" E 43.08'

S 37° 19' 50" E 177.44'

garage

well

house

septic area

100 y. flood line

S 26° 22' 50" E 260.49'

50±

1504.45±

PARCEL 1

21.768 Ac.±

Scale 1"= 100'

1454.45±

LYNDA ANN WHEATLEY

S 72° 02' 40" W

50' RIGHT-OF-WAY

N 12° 21' N

653.83±

EXISTING RIGHT-OF-WAY

ADDITIONAL RIGHT-OF-WAY

50'

C.M.

N 72° 04' 20" E - 50.02'

N 70° 52' 20" E

1200.38±

* PARCEL 2

REMAINING LANDS OF BERGEN

IN PART 2 IN DEED WHG 50/56

43.4 Ac.±

* Note: Parcel 2 is approved for agricultural purposes only.

APPROVED BY:

Kent County Director of Planning

Kent County Health Officer

C.M. = concrete monument

I.P. = iron pipe

MINOR SUBDIVISION PLAT

JOHN K. BERGEN LANDS

7TH DISTRICT, KENT COUNTY, MD.

Scale as shown July 1997.

William R. Nuttle, Reg. Surveyor

Chester town, Md.

STATE OF MARYLAND

WILLIAM RAY NUTTLE

NO. 4180

REGISTERED

LAND SURVEYOR

William R. Nuttle

Kent County Health Officer

C.M. = concrete monument
I.P. = iron pipe

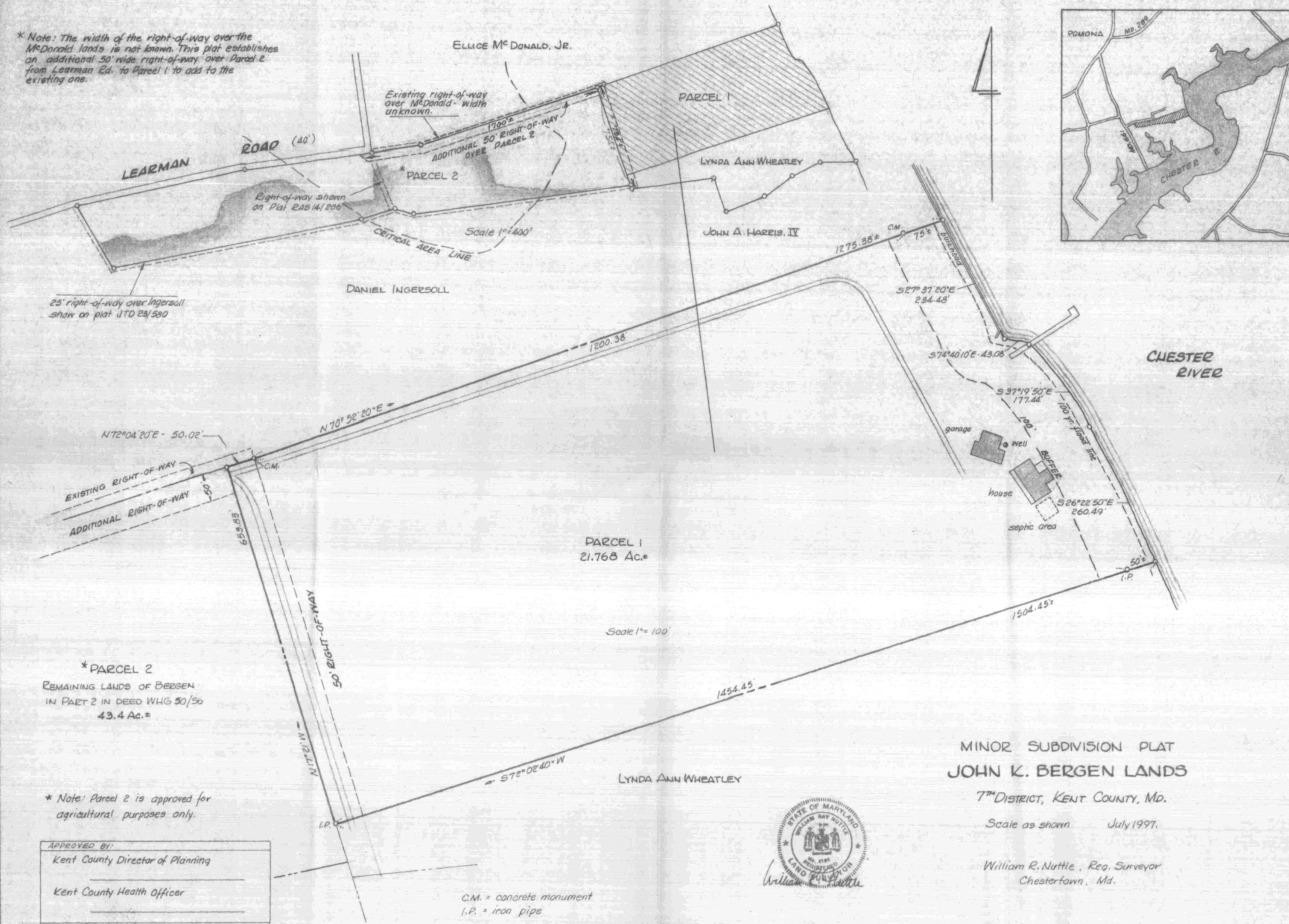


7TH DISTRICT, KENT COUNTY, MD.

Scale as shown July 1997.

William R. Nuttle, Reg. Surveyor
Chestertown, Md.

* Note: The width of the right-of-way over the McDonald lands is not known. This plat establishes an additional 50' wide right-of-way over Parcel 2 from Learman Rd. to Parcel 1 to add to the existing one.



MINOR SUBDIVISION PLAT
JOHN K. BERGEN LANDS

7TH DISTRICT, KENT COUNTY, MD.

Scale as shown July 1997.

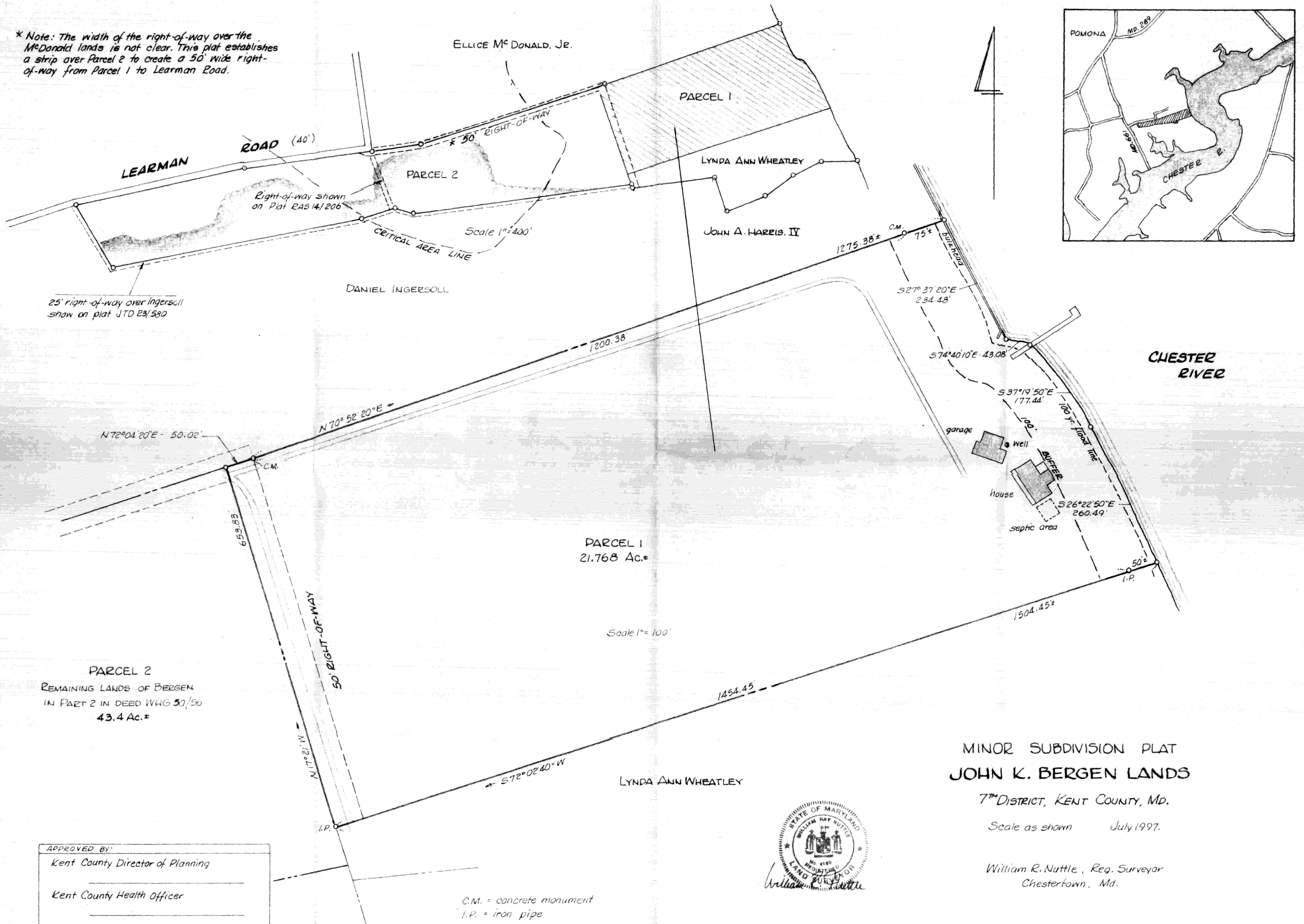
William R. Nuttle, Reg. Surveyor
Chestertown, Md.

APPROVED BY:
Kent County Director of Planning

Kent County Health Officer

C.M. = concrete monument
I.P. = iron pipe

* Note: The width of the right-of-way over the McDonald lands is not clear. This plat establishes a strip over Parcel 2 to create a 50' wide right-of-way from Parcel 1 to Learman Road.





ELLICE McDONALD, JR.
WHG 51/350

CHESTER RIVER

REMAINING LANDS OF BERGEN

Existing Right-of-Way
to Learman Road

10.845 Ac±

DAVID & CLARE INGERSOLL
RAS 38/543

JOHN A. HARRIS IV
EHP 22/847

MINOR SUBDIVISION PLAT
JOHN K. BERGEN LANDS
7TH DISTRICT, KENT COUNTY, MD.

Scale 1"=100' May 1990.

William R. Nuttle, Reg. Surveyor
Chestertown, Md.



653.88
72.51
27.49
754

I.P. = iron pipe
C.M. = concrete monument

APPROVED BY:
Kent County Director of Planning

Kent County Health Officer

